

AN ORDINANCE      101008

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING CLASSIFICATION OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the change of zoning classification of 9.002 acres out of Lot 2, Block 2, NCB 18282, from "R-6" Residential Single Family District to "MF-25" Multi-Family District.

**SECTION 2.** A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 4.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 19, 2005.

**PASSED AND APPROVED** this 9<sup>th</sup> day of June 2005.

ATTEST:

  
City Clerk

  
M A Y O R  
EDWARD D. GARZA

APPROVED AS TO FORM:

  
City Attorney

# Agenda Voting Results

**Name:** 4.21.

**Date:** 06/09/05

**Time:** 02:54:11 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE NUMBER Z2005093: The request of Kaufman & Assoc., Inc., Applicant, for San Antonio Housing Development Corporation, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-25" Multi-Family District on 9.002 acres out of Lot 2, Block 2, NCB 18282 (7700 Ingram Road). Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 6)

| Voter              | Group       | Status | Yes | No | Abstain |
|--------------------|-------------|--------|-----|----|---------|
| ROGER O. FLORES    | DISTRICT 1  |        | x   |    |         |
| SHEILA D. McNEIL   | DISTRICT 2  |        | x   |    |         |
| ROLAND GUTIERREZ   | DISTRICT 3  |        | x   |    |         |
| RICHARD PEREZ      | DISTRICT 4  |        | x   |    |         |
| PATTI RADLE        | DISTRICT 5  |        | x   |    |         |
| ENRIQUE M. BARRERA | DISTRICT 6  |        | x   |    |         |
| JULIAN CASTRO      | DISTRICT 7  |        | x   |    |         |
| ART A. HALL        | DISTRICT 8  |        | x   |    |         |
| KEVIN WOLFF        | DISTRICT 9  |        | x   |    |         |
| CHIP HAASS         | DISTRICT_10 |        | x   |    |         |
| MAYOR ED GARZA     | MAYOR       |        | x   |    |         |

Metes and Bounds Description  
for  
9.002 Acres of Land

Being a 9.002 acre tract of land, being a portion of a called 18.822 acre tract recorded in volume 5697, page 1616 of the Official Public Records of Real Property of Bexar County, Texas, Being a portion of Lot 2, Block 2, N.C.B. 18282, of the Amending Records of Bexar County, Texas, of the Amending Plat of Crown Meadows Subdivision recorded in volume 9503, pages 75-77 of the deed an plat records of Bexar County, Texas, being more particularly described as follows;

**COMMENCING**, at a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", on the south right-of-way line of Ingram Road (86-foot right-of-way recorded in Volume 9503, Page 53 of the Deed and Plat Records of Bexar County, Texas), the northwest corner of Lot 4, Block 2, Crown Meadows Subdivision recorded in Volume 9523, Page 17 of the Deed and Plat Records of Bexar County, Texas;

**THENCE**, S  $19^{\circ}53'19''$  E, coincident with the southwest line of the above referenced Lot 4, a distance of 91.53 feet to the northeast corner and **PLACE OF BEGINNING** hereof;

**THENCE**, S  $19^{\circ}53'19''$  E, continuing with the southwest line of the above referenced Lot 4, a distance of 270.00 feet to an angle point on the northwest line of Lot 102, Block 6, of the Doral Subdivision, Unit 2 recorded in Volume 8900, Page 33 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of herein described tract;

**THENCE**, S  $70^{\circ}11'54''$  W, coincident with the northwest line of Lot 102 through 113 of the Doral Subdivision, Unit 2 recorded in Volume 8900, Page 33 of the Deed and Plat Records of Bexar County, Texas, and the northwest line of Lots 116 and 117, Block 2, Crown Meadows Subdivision, Unit 2, recorded in Volume 9530, Pages 166-167 of the Deed and Plat Records of Bexar County, Texas, a distance of 1132.79 feet to a found  $\frac{1}{2}$ " iron rod on the west corner of Lot 117, on the northeast line of Lot 123, Block 6, Crown Meadows Subdivision, Unit 2, the south corner of herein described tract;

**THENCE**, N  $20^{\circ}45'37''$  W, coincident with the above referenced northeast line of Lot 123 through 140, Block 6, Crown Meadows Subdivision, Unit 2, a distance of 896.86 feet, to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", the northeast line of Lot 140, the south corner of Lot 3, Block 2, Crown Meadows Subdivision recorded in Volume 9503, Page 54 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of herein described tract;

**THENCE**, N  $69^{\circ}14'26''$  E, coincident with the above referenced southeast line of Lot 3, a distance of 9.27 feet, to an angle point;

**THENCE**, S  $68^{\circ}24'55''$  E, departing from the above referenced southeast line of Lot 3, a distance of 153.14 feet, to a non-tangent point on a curve to the left along the north right-of-way of Crown Haven, a Public Road 60-feet wide as dedicated by plat recorded in Volume 9559, Page 5 of the Deed and Plat Records of Bexar County, Texas;

**THENCE** with the southwest right of way of said Crown Haven the following courses:

with a non-tangent curve to the left having a length of 85.34, a radius of 50.00 feet, a central angle of  $97^{\circ}47'51''$  and chord bearing and distance of  $S\ 11^{\circ}25'45''\ E$ , a distance of 75.35 feet to a  $\frac{1}{2}$ " capped (Carter & Burgess) iron pin found at a point of reverse curvature;

With said curve to the right having a length of 7.07, a radius of 10.00 feet, a central angle of  $40^{\circ}31'34''$  and chord bearing and distance of  $N\ 40^{\circ}03'53''\ W$ , a distance of 6.93 feet to a  $\frac{1}{2}$ " capped (Carter & Burgess) iron pin found at a point of tangency;

$S\ 19^{\circ}48'06''\ E$ , a distance of 1.52 feet, to an angle point;

$N\ 70^{\circ}11'54''\ E$ , a distance of 50.00 feet, to an angle point;

**THENCE**,  $S\ 19^{\circ}48'06''\ E$ , coincident with the southwest line of Lot 5, Block 2, NCB 18282, out of a replat known as Crown Meadows Apartments, recorded in Volume 9559, Page 5 of the Deed and Plat Records of Bexar County, Texas, a distance of 443.07 feet, to a  $\frac{1}{2}$ " capped (Carter & Burgess) iron pin found;

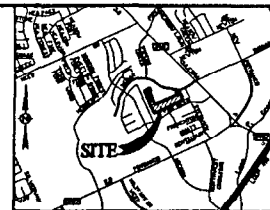
**THENCE**,  $N\ 70^{\circ}11'54''\ E$ , coincident with the above referenced south line of Lot 5, a distance of 1132.79 feet, to the **PLACE OF BEGINNING** and containing 9.002 acres more or less.

"Exhibit A" prepared and attached hereto this day:  
March 31, 2005

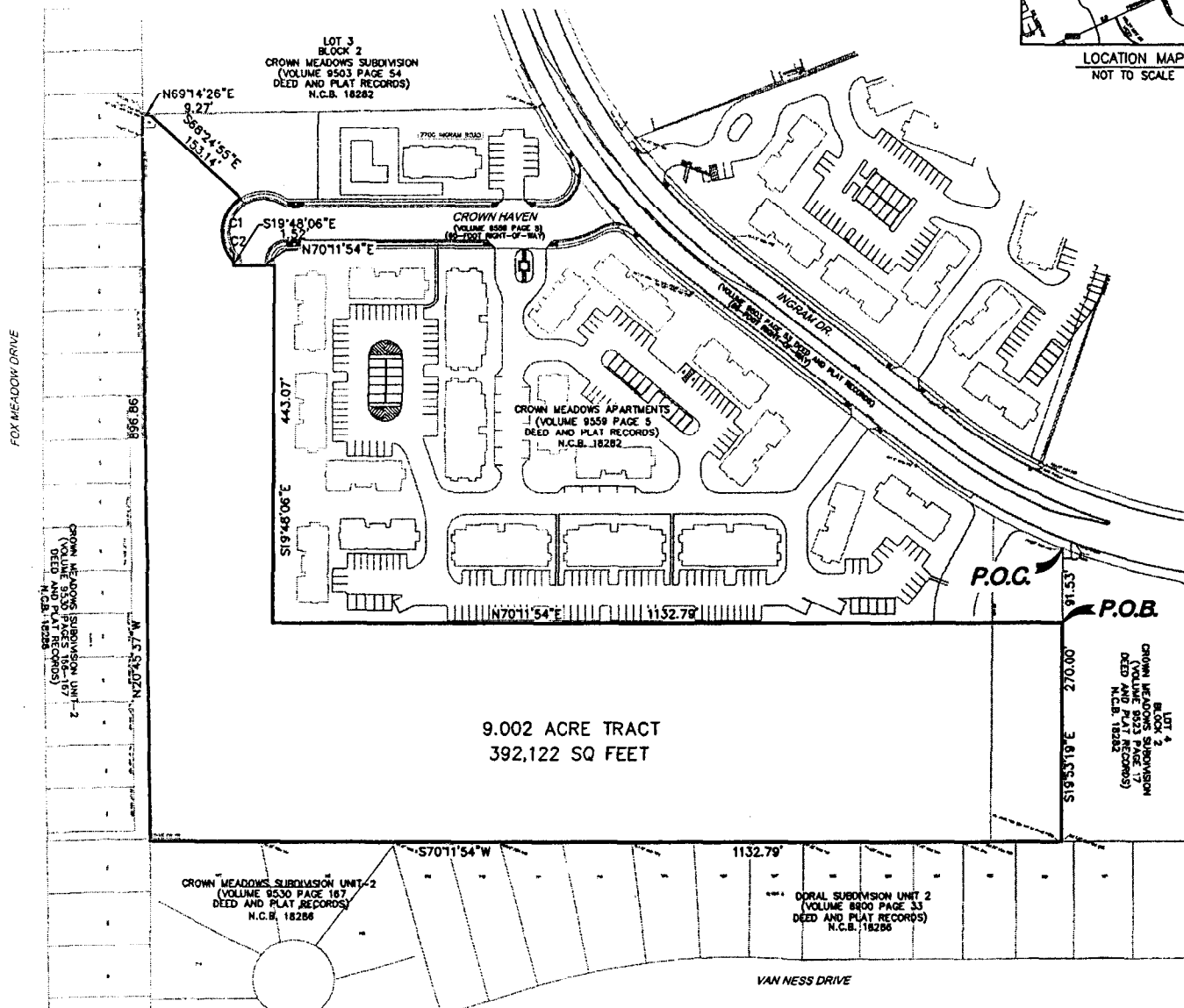
  
Jose Antonio Treviño  
Registered Professional Land Surveyor No. 5552



M:\310175.011 Crown Meadows (MF)\Crown Meadows II\9.393 acres.doc



LOCATION MAP  
NOT TO SCALE



NOTE: THIS DOCUMENT IS  
NOT A LEGAL SURVEY

| CURVE TABLE |        |        |       |               |           |
|-------------|--------|--------|-------|---------------|-----------|
| CURVE       | RADIUS | LENGTH | CHORD | CHORD BEARING | DELTA     |
| C1          | 50.00  | 65.34  | 75.35 | S112°45'E     | 97°47'51" |
| C2          | 10.00  | 7.07   | 8.93  | N40°01'52"W   | 49°31'34" |

0 100 200 300 400

**Carter :: Burgess**  
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Construction Management and Related Services  
Carter and Burgess, Inc.

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## EXHIBIT A 9.002 ACRE TRACT

DRAWN BY: SG CHECKED BY: TT

DATE: MARCH 31, 2005 PROJECT NO.: 310175.011

SHEET

1

OF

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